

BANKINTER 4 Fondo de Titulización Hipotecaria



Brief report

Date: 12/31/2012
Currency: EUR

Date of constitution
09/24/2002

VAT Reg. no.
V83419192

Management Company
Europa de Titulización S.G.F.T

Originator
Bankinter

Servicer
Bankinter

Lead Managers
Crédit Agricole Indosuez
Deutsche Bank A.G.
Bankinter

Bond Underwriters and Placement Agents
Crédit Agricole Indosuez
Deutsche Bank A.G.

CDC IXIS Capital Markets
Dresdner Kleinwort Wasserstein
EBN Banco

JPMorgan
Santander Central Hispano
Bankinter

Bond Paying Agent
Barclays Bank PLC

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Barclays Bank PLC

Subordinated Credit
Bankinter

Start-up Loan
Bankinter

Swap
Bankinter

Assets Custodian
Bankinter

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0313919005	09/30/2002 9,876	22,717.26 224,355,659.76 22.72%	100,000.00 987,600,000.00	Floating 3-M Euribor+0.220% 12.Feb/May/Aug/Nov	0.4160% 02/12/2013 24.15 Gross 19.08 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	02/12/2013 "Pass-Through"	A3sf AA-sf	Aaa AAA
Series B ES0313919013	09/30/2002 215	38,401.35 8,256,290.25 38.40%	100,000.00 21,500,000.00	Floating 3-M Euribor+0.450% 12.Feb/May/Aug/Nov	0.6460% 02/12/2013 63.40 Gross 50.09 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Pro rata deferred start / Secutential	Baa1sf BBB+sf	A2 A+
Series C ES0313919021	09/30/2002 159	100,000.00 15,900,000.00 100.00%	100,000.00 15,900,000.00	Floating 3-M Euribor+1.200% 12.Feb/May/Aug/Nov	1.3960% 02/12/2013 356.76 Gross 281.84 Net	11/12/2038 Quarterly 12.Feb/May/Aug/Nov	To be determined "Pass-Through" Secutential	Baa3 BBB+sf	Baa3 BBB+
Total		248,511,950.01	1,025,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17		0,34		0,51		0,69	
		% Annual equivalent CPR		2,00		4,00		6,00		8,00	
Series A	With optional redemption *	Average life	Years	4.14	3.74	3.30	2.97	2.77	2.49	2.31	2.15
		Date		12/31/2016	08/09/2016	02/28/2016	11/02/2015	08/20/2015	05/09/2015	03/06/2015	01/06/2015
		Final Maturity	Years	6.25	5.75	5.00	4.50	4.25	3.75	3.50	3.25
	Without optional redemption *	Average life	Years	5.41	4.88	4.43	4.05	3.71	3.42	3.17	2.95
		Date		04/09/2018	09/28/2017	04/17/2017	11/27/2016	07/28/2016	04/13/2016	01/12/2016	10/22/2015
		Final Maturity	Years	14.76	13.50	12.76	12.01	11.26	10.50	9.75	9.01
Series B	With optional redemption *	Average life	Years	4.14	3.74	3.30	2.97	2.77	2.49	2.31	2.15
		Date		12/31/2016	08/09/2016	02/28/2016	11/02/2015	08/20/2015	05/09/2015	03/06/2015	01/06/2015
		Final Maturity	Years	6.25	5.75	5.00	4.50	4.25	3.75	3.50	3.25
	Without optional redemption *	Average life	Years	5.41	4.88	4.43	4.05	3.71	3.42	3.17	2.95
		Date		04/09/2018	09/28/2017	04/17/2017	11/27/2016	07/28/2016	04/13/2016	01/12/2016	10/22/2015
		Final Maturity	Years	14.76	13.50	12.76	12.01	11.26	10.50	9.75	9.01
Series C	With optional redemption *	Average life	Years	6.25	5.75	5.00	4.50	4.25	3.75	3.50	3.25
		Date		02/12/2019	08/12/2018	11/12/2017	05/12/2017	02/12/2017	08/12/2016	05/12/2016	02/12/2016
		Final Maturity	Years	6.25	5.75	5.00	4.50	4.25	3.75	3.50	3.25
	Without optional redemption *	Average life	Years	17.57	16.59	15.63	14.74	13.89	13.09	12.34	11.62
		Date		06/03/2030	06/12/2029	06/26/2028	08/04/2027	09/30/2026	12/12/2025	03/11/2025	06/23/2024
		Final Maturity	Years	24.02	24.02	24.02	24.02	24.02	24.02	24.02	24.02

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)					
Current			At issue date		
	% CE		% CE		
Series A	90.28%	224,355,659.76	11.82%	96.35%	987,600,000.00
Series B	3.32%	8,256,290.25	8.50%	2.10%	21,500,000.00
Series C	6.40%	15,900,000.00	2.10%	1.55%	15,900,000.00
Issue of Bonds		248,511,950.01			1,025,000,000.00
Reserve Fund	2.10%	5,218,751.51	0.00%		0.00

Other financial operations (current)			
Assets		Balance	Interest
Treasury Account		10,686,081.28	0.190%
Servicer ppal collect not yet credited		2,349,991.54	
Servicer ints collect not yet credited		173,632.94	
Liabilities		Available	Balance
Subordinated Credit L/T		4,669,502.84	1.190%
Subordinated Credit S/T		549,248.67	
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	

Collateral: Residential mortgage loans

General			
		Current	At constitution date
Count		5,508	12,267
Principal			
Principal outstanding		241,242,559.29	1,025,007,956.83
Average loan		43,798.58	83,558.16
Minimum		8.15	12,002.10
Maximum		218,206.98	297,678.05
Interest rate			
Weighted average (wac)		1.78%	4.22%
Minimum		0.99%	3.50%
Maximum		4.00%	5.96%
Final maturity			
Weighted average (WARM) (months)		155	252
Minimum		01/01/2013	04/28/2004
Maximum		12/30/2036	12/24/2036
Index (principal outstanding distribution)			
1-year EURIBOR/MIBOR		100.00%	100.00%

LTV Distribution			
		Current	At constitution date
		% Pool % LTV	% Pool % LTV
0.01 - 10%		3.50 6.75	0.18 6.70
10.01 - 20%		10.18 15.41	1.04 16.60
20.01 - 30%		16.76 25.26	3.24 25.57
30.01 - 40%		25.09 35.18	6.78 35.63
40.01 - 50%		24.04 45.28	11.33 45.35
50.01 - 60%		18.47 54.44	15.61 55.23
60.01 - 70%		1.96 62.14	22.34 65.32
70.01 - 80%			39.48 75.58
Weighted average (WALTV)		37.02	61.62
Minimum		0.00	0.86
Maximum		63.98	79.93

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Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.86%	0.48%	0.36%	0.35%	0.62%
Annual Percentage Rate (CPR)	9.89%	5.67%	4.28%	4.16%	7.22%

Geographic distribution		
	Current	At constitution date
Andalucía	9.12%	8.52%
Aragón	1.61%	1.68%
Asturias	1.89%	1.81%
Balearic Islands	2.10%	2.03%
Basque Country	7.84%	7.80%
Canary Islands	3.89%	3.58%
Cantabria	1.91%	1.93%
Castilla-La Mancha	1.84%	1.75%
Castilla-León	5.48%	5.77%
Catalonia	18.60%	15.97%
Extremadura	0.46%	0.53%
Galicia	4.59%	3.93%
La Rioja	0.19%	0.26%
Madrid	31.54%	35.08%
Murcia	1.82%	1.76%
Navarra	0.60%	0.84%
Valencia	6.54%	6.76%

Current delinquency										
Aging	Assets	Overdue debt					Outstanding debt	Total debt		% Total debt / Appraisal Value
		Principal	Interest	Other	Total	%			%	
<i>Delinquencies</i>										
Up to 1 month	115	30,022.35	4,211.58	0.00	34,233.93	22.00	6,159,823.78	6,194,057.71	68.32	33.79
from > 1 to ≤ 2 months	19	11,863.34	2,994.33	0.00	14,857.67	9.55	1,099,935.97	1,114,793.64	12.30	40.25
from > 2 to ≤ 3 months	13	11,887.92	4,367.57	0.00	16,255.49	10.45	946,079.26	962,334.75	10.61	28.73
from > 3 to ≤ 6 months	5	9,151.64	1,925.49	0.00	11,077.13	7.12	276,661.71	287,738.84	3.17	43.17
from > 6 to < 12 months	9	18,175.59	6,277.96	0.00	24,453.55	15.72	356,005.26	380,458.81	4.20	39.37
from ≥ 12 to < 18 months	1	0.59	0.00	0.00	0.59	0.00	0.00	0.59	0.00	0.00
from ≥ 18 to < 24 months	1	5,507.87	1,789.99	0.00	7,297.86	4.69	42,785.48	50,083.34	0.55	54.79
from ≥ 2 years	3	42,393.55	5,025.95	0.00	47,419.50	30.48	29,824.69	77,244.19	0.85	32.23
Subtotal	166	129,002.85	26,592.87	0.00	155,595.72	100.00	8,911,116.15	9,066,711.87	100.00	34.07
<i>Doubt debts (subjectives)</i>										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	166	129,002.85	26,592.87	0.00	155,595.72		8,911,116.15	9,066,711.87		34.07